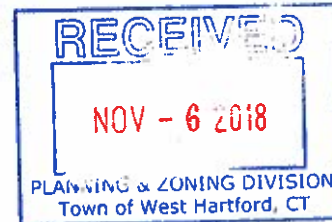


ALTER  
PEARSON, LLC  
ATTORNEYS AT LAW

Robin Messier Pearson  
rpearson@alterpearson.com

November 2, 2018

Honorable Members of the West Hartford Town Council  
Town of West Hartford  
Town Hall  
50 South Main Street  
West Hartford, Connecticut 06107



701 Hebron Avenue  
P.O. Box 1530  
Glastonbury, CT 06033

860.652.4020 TELEPHONE  
860.652.4022 FACSIMILE

RE: **Application of LEX-LAZ WEST HARTFORD, LLC to Amend Special Development District #145 to Redevelop the Site at 27 Park Road and 14 Ringgold Street to Construct a New Building and Renovate Portions of the Existing Structures to Accommodate 294 Apartments, and 36 Residential Units for the Sisters of Saint Joseph.**

Dear Mayor Cantor and Honorable Members of the Town Council:

Application is hereby filed on behalf of LEX-LAZ West Hartford, LLC ("Applicant"), the contract purchaser under an agreement with The Sisters of Saint Joseph Corporation, owner of 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut ("Property") upon which the existing Motherhouse for the Sisters of Joseph of Chamberg is situated within special development district #145 ("SDD #145"). SDD #145 was established in January 2016 for The Arcadia Crossing development which rezoned the area of the SDD from R-6 to RM-MS and authorized the redevelopment of the Property for 36 residential units for the Sisters and 310 new apartment units primarily within a new structure to be constructed on the site ("Arcadia"). That development was never built. The Applicant proposes to amend SDD #145 to construct a new building and renovate portions of the existing structures to accommodate 294 apartments and 36 residential units for the Sisters of Saint Joseph, with attendant parking, landscaping, lighting, signage and recreational amenities. The new development will be known as "One Park Road."

This letter, together with the accompanying plans, exhibits and reports noted below, as they may be supplemented, constitute the Applicant's request to amend SDD #145 to proceed to redevelop the SDD premises as One Park Road ("Application").

The Applicant has provided letters from the owner in fee of the land and buildings within SDD #145 indicating consent to and participation in, the filing and processing of this Application in compliance with Zoning Code § 177-44C(1)(a), at Enclosure (a).

A legal description of the boundary of SDD # 145 is at Enclosure (b) and the proposed ordinance amendment is provided at Enclosure (c). As noted, these documents are incorporated

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as part of this Application, along with the information contained in Enclosures (d) through (j) noted below. An application to amend the wetlands permit approved for Arcadia is pending before the West Hartford Inland Wetlands and Watercourses Agency.

In conformance with Zoning Code § 177-44.C(2)(f), please accept this Application and schedule it for a public hearing.

**OVERVIEW:**

Planning for One Park Road has been underway for over one year since the Applicant was selected after a second round of Request For Proposals were analyzed by the Sisters of Saint Joseph ("SSJ"), once it was clear the Arcadia development was not going forward. The Applicant has worked informally with Town staff, the Design Review Advisory Committee ("DRAC"), and in particular, with the State Historic Preservation Office ("SHPO"), the concerns of which very much influenced the ultimate design of this proposal. The sensitivity to historic design considerations reflects this Applicant's appreciation of the unique nature of this Property, its setting in the community, and a desire to secure state and federal financial support in order to preserve an appropriate relationship between the new and the old. The Applicant has also begun its outreach to the neighboring community now that the plans are ready for review.

We believe this revised proposal for SDD#145 is a positive one, reducing as it does the size of the previously approved addition and also adopting and enhancing the many positive attributes of that design plan. Like Arcadia, the proposal accommodates 36 recently renovated residential units in the west wing for the Sisters of Saint Joseph with related spaces for their use. The remainder of the existing building will be renovated for multifamily use along with a four story addition and ground floor parking level. Apartments will be a mix of studio and one, two and three bedroom layouts. Certain portions of the existing building will be demolished to allow for the apartments and amenities. The existing chapel will be renovated for use by the residents as an amenity space.

Most of the parking for One Park Road will be located behind the development as surface parking. Of the 477 spaces proposed, 70 will be located under the building in a ground level garage. Resident amenities to be provided include a swimming pool, pool house, pet-play area, dog wash station, golf simulator, fitness center, bike storage, and contemplation or hammock garden. There will be electric car charging station areas.

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While the underlying RM-MS allows for the highest density residential development in West Hartford, including a maximum floor-to-area ratio ("FAR") of 1.25 and building coverage of 40% of a lot, the proposed final development of approximately 244,500 square feet including the area of existing building to remain and the addition, will have an FAR of only .44 and lot coverage of 10.02%. The FAR and lot coverage are less than previously approved for SDD #145 as the number of units has been reduced by 16 and the size of the new addition is smaller. The site will be extensively landscaped as further described below.

The Applicant intends that this will be a highly desirable residential address given the attention to detail and the amenities inside and out to make it attractive to those looking for a rental apartment in West Hartford. Importantly, the proposed complex will be constructed and managed by Lexington Partners, LLC which has extensive experience in all types of multifamily housing development for which it has a stellar reputation.

**TRAFFIC AND PARKING CONSIDERATIONS:**

The Applicant has provided a Traffic Impact Statement prepared by Fuss & O'Neill ("Statement") with this Application, at Enclosure (h). The Statement notes that the Arcadia approvals by the Town and Office of State Traffic Administration issued for sixteen more units than contemplated by the One Park Road Application, concluded that development pursuant to the SDD #145 plans would not adversely impact traffic operations on the adjacent roadway network, and that no off-site improvements would be required to mitigate the traffic impact. The Statement states that the impact of the current Application will be less than that which was previously approved, and that the proposed development traffic can be safely and efficiently accommodated on the adjacent roadway network.

The Application will provide 477 parking spaces on the Property, which number constitutes 1.50 spaces per unit for the 294 new apartment units in conformance with West Hartford Zoning Code, and 1 space per unit for the existing 36 units for use by the Sisters of Saint Joseph. Combined, this results in an overall parking ratio of 1.45 spaces per unit, slightly less than the Code-required 1.5 spaces for multifamily units. Based on the Applicant's extensive experience with multifamily development and data from similar area developments, the Applicant does not believe additional parking is necessary, that it would be detrimental to the attractiveness of the site, result in more impervious coverage, and requests that the parking ratio for SDD #145 be adjusted accordingly.

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**DESIGN AND LANDSCAPING ELEMENTS:**

**Architectural Design.** This plan was designed to engage the public realm, with activated ground-level amenity spaces. The main entry to the new structure is a dramatic two-story glass curtain wall that welcomes people into the lobby and frames views through the lobby into the interior courtyard, where a fire pit utilizes the existing boiler chimney. Planting berms lead to a pool and outdoor gathering space. The covered parking is generously screened with an extruded aluminum louver system that also performs as a green screen to allow plantings to climb.

The exterior façade, although four stories tall, feels more like an intimate New England residential brownstone street. Brick, metal and cementitious masonry break up the massing and give the mix of units individual identities to animate a 555-foot façade. Private balconies are tucked away within bays, providing relief. The fourth level is set back at least 3 feet in areas with a horizontal eyebrow that relates to the strong cornice of the existing building.

To fulfill requests from SHPO, this plan extracts subtle details that relate to the original building. Punched windows, a vertical center main entry, a change in materials and strong horizontal components allow the new addition to blend without upstaging existing elements, such as the chapel or the Sisters' current residence.

The Applicant believes this proposal is a major transformation that respects the surrounding neighborhood and creates an environment that will activate local amenities such as shops, restaurants and parks.

**Landscaping Design.** The building at 27 Park Road is a focal and scenic part of the existing streetscape and the community's architectural fabric. Views of the Property capture the attention of visitors. The buildings have a powerful presence in the neighborhood and the meadow provides a valuable stretch of open space for the community.

With this in mind, the landscape plan for One Park Road seeks to provide the walks, drives, parking, landscaping, and other site improvements necessary for the proposed residential use, while enhancing the elements which make the Property special through lighting, plantings, and visual connections. The Application proposes enhancements such as a carefully designed pool courtyard, quiet outdoor gathering spaces, and an enclosed pet-play area.

Trees and shrubs will be planted in informal groupings to allow for views in of the historic buildings and the bucolic meadow with willows maintained for passive recreation. Along the

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brook, native plantings will enhance the wetland ecosystem, stabilizing the banks and creating a naturalized meadow with minimal maintenance needs to limit ecological disturbance. The large wooded hill to the south will remain a beautiful, undisturbed, natural area. For the buildings and parking areas, trees and shrubs have been selected to provide a diverse plant palate largely of native species. Perennial and shrub plantings throughout the landscape will provide year-round interest as the plants bloom at different times with a variety of leaf colors, fragrance, textures, heights, and habits.

The plan seeks to enhance the Property while maintaining the beauty, quiet and natural grace that it has always presented to the neighborhood and greater West Hartford community.

**WATER AND SEWER CONSIDERATIONS:**

The proposed apartment building, like the existing structures and the development proposed but unbuilt under the current SDD plan, will be connected to public water and sewer. The Applicant's engineering firm, Langan, has provided both the West Hartford Bloomfield Health District ("WHBHD") and The Metropolitan District ("MDC") with information on the anticipated water use and sewer demand, 31,990 gallons domestic water use per day, for the proposed One Park Road amendment to SDD #145. Please refer to the letters and plans at Enclosures (f) and (g). Also included in both Enclosures are copies of letters from the WHBHD and MDC, dated October 14, 2015 and October 13, 2015, respectively, indicating the availability of public water and sewer for the Acadia development which was smaller by sixteen units. The Applicant expects to have responses from both the WHBHD and MDC on capacity shortly, in satisfaction of Section 177-44.C.(2)(e) of the Zoning Code.

**OUTREACH EFFORTS:**

Neighborhood outreach efforts have commenced and are being led by Chuck Coursey, Coursey & Company. Outreach will be conducted with residents, business owners and property owners within 500 feet of the Property as identified on the address list and map in his report dated November 1, 2018 at Enclosure (i). He notes that outreach will also be conducted with the Playhouse on Park, the West Hartford Chamber of Commerce, and the West Hartford Historic District Commission. Updated reports on outreach will be provided as this Application proceeds through permitting.

**STORMWATER:**

Additional copies of a Stormwater Management Report for One Park Road dated October 2018 prepared by Langan and previously submitted to the Town in support of the pending application

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with the West Hartford Inland Wetland and Watercourses Agency to conduct regulated activities on the site, are provided under separate cover. That report is listed below and is to be considered as an Enclosure to this Application. Langan opines that the proposed stormwater system will effectively manage the stormwater runoff for both quality and quantity for the proposed development. An underground detention chamber system will accept stormwater runoff from the roof and majority of the developed area. Langan notes that while the development results in an increase to the impervious cover of the Property, the system is designed in accordance with relevant state and local design manuals to provide peak flow attenuation. Accordingly, the design will result in a decrease in peak discharge rates between pre and post-development conditions. Langan further opines that the proposed stormwater system will have no impact on the function of the existing on-site wetlands or the Town drainage system.

**PLAN OF CONSERVATION AND DEVELOPMENT :**

With its approval by the Town Council on January 12, 2016, SDD #145 has already been deemed to be compliant with the Plan of Conservation and Development for the Town of West Hartford ("POCD"). This Application does not propose to change the uses approved for the Property, except to reduce the number of new apartment units by sixteen (16). Attendant parking, site and resident amenities are also presumed to have been found compliant per that approval. While there are changes in the overall density of units and number of parking spaces, the Application presents refinements to the design previously approved, not a change in use. Nonetheless, it is worth reviewing some of the key sections of the POCD that supported the establishment of SDD #145 initially and continue to support this redesign:

**Housing:** The POCD goal for housing is to enhance and maintain West Hartford's housing stock and encourage a diversity of housing types and costs. The proposed amendment will certainly continue to meet this goal by providing new and exciting housing options in both the old and new portions of the buildings on site, as previously approved.

A second goal of enhancing streetscapes is also met by this Application. The lowered height of the proposed building reduces the massing in comparison to the existing structures. In particular, the singular beauty the chapel brings to the streetscape at Park and Prospect will be enhanced by the smaller scale as the addition is situated further from the chapel, giving the chapel the space and attention it deserves.

**Economic Development:** Another goal of the POCD is to promote economic growth while retaining existing businesses and protecting the residential character of the surrounding neighborhoods. One Park will continue to meet this goal, bringing hundreds of new residents to the neighborhood to patronize existing businesses.

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**Historic Preservation:** The POCD goal is to preserve, protect and enhance the architectural integrity and physical record of the history and growth of West Hartford, which includes a policy of promoting and enhancing the viability of historic resources for their continued use. With adoption of SDD #145, the Town certainly met this particular goal. That successful effort will be made even better with adoption of this amendment, as the Applicant has worked diligently with SHPO before filing this Application to create a building and landscaping that improves upon the existing approval by being even more historically sensitive to the unique nature of the Property of the Sisters of Saint Joseph.

**FINDINGS:**

The requested amendment to SDD #145 to allow the redevelopment and reuse of the existing building and the construction of a new residential building to house a total of 294 new apartment units and 36 residential living units together with all associated parking, amenities, landscaping, lighting and signage, is deemed appropriate for the following reasons:

1. The proposed changes as set forth in the Application are in harmony with the overall objectives of the Comprehensive Plan as they will support the continued use of the Property for the type of higher density, multifamily uses specifically authorized within an RM-MS district and SDD #145 without overburdening the site, and will be compatible with the recently approved multifamily development on Ringgold Street. In keeping with the goals of the Comprehensive Plan, the proposed new building, site improvements and extensive landscaping constitute reinvestment in the Property, and as a result, will benefit the community and area businesses. This proposal clearly results in the continued orderly and beneficial development of the Property and benefits area properties as it is a refinement in design and reduction in density of an already approved development;
2. Because of the extra scrutiny imposed on all the design aspects of the proposed residential complex, the new special development district will continue to be superior in its design to a zoning approval possible under the regular standards of the Town's Zoning Code;
3. The proposed improvements are clearly be in harmony with the neighborhood as a significant portion of the development is the retention and reuse of the existing historic building approved with adoption of SDD #145, a key historic landmark for this neighborhood. Again, with the refinements to the design proposed through this Application, the development previously found to be in harmony with the neighborhood, both residential and commercial, will remain even more so. There will be no deleterious

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change in the character of the area as a result of this development. There is no reason to believe that it will be detrimental to this status quo or to the permitted development of adjacent properties; and finally,

4. The total density of development in terms of floor area and land coverage will not be greater than that permitted in the underlying RM-MS district in which the Property is located.

The Proposed Ordinance, application fee and information required pursuant to Section 177-44 of the Zoning Ordinance, are enclosed.

Respectfully submitted,

LEX - LAZ WEST HARTFORD, LLC

By: 

Robin Messier Pearson  
Alter & Pearson, LLC  
Its Attorneys and Authorized Agent

List of Enclosures:

- (a) Application letter by Owner of land and buildings included in SDD #145;
- (b) Description of Premises (SDD #145);
- (c) Proposed Ordinance amending SDD #145;
- (d) Affidavit of Interest;
- (e) Description of Proposed Uses;
- (f) Langan letter to WHBHD, with exhibits, dated October 25, 2018, requesting ruling per Code §177-44.C.(2)(e);
- (g) Langan letter to MDC, with exhibits, dated October 24, 2018, requesting ruling per Code §177-44.C.(2)(e);
- (h) Traffic Impact Statement for One Park Road dated November 2, 2018, prepared by Fuss & O'Neill, Mark G. Vertucci, PE, PTOE;
- (i) Coursey & Company Preliminary Outreach Report dated November 1, 2018;
- (j) Stormwater Management Report for One Park dated October 2018, prepared by Langan;

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- (k) Plans entitled: "One Park Road 27 Park Road & 14 Ringgold Street Wetland and SDD Application" with an SDD submission date of November 2, 2018 and consisting of thirty four (34) sheets including the cover sheet; and
- (j) Application fee by check payable to the Town of West Hartford.

( a )  
**Owner's Application Letter Per Code §177-44C(1)(a)**

November 2, 2018

Honorable Members, West Hartford Town Council  
Town of West Hartford  
50 South Main Street  
West Hartford, CT 06107

**RE: Application of LEX-LAZ WEST HARTFORD, LLC to Amend Special Development District #145 for a 294 Unit Multifamily Development within a New Building and Portions of the Existing Building, 27 Park Road and 14 Ringgold Street.**

Dear Mayor and Members of the Town Council:

Sisters of Saint Joseph Corporation is the owner in fee of the property and buildings at 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut, which is the subject of the above-referenced application.

This letter is provided to indicate this owner's consent to and participation in, the filing and processing of said application by LEX-LAZ WEST HARTFORD, LLC.

Respectfully submitted,

Sisters of Saint Joseph Corporation

By: Sister Barbara Mullen, C.S.J.  
Sister Barbara Mullen, C.S.J.  
Its President  
Duly authorized

(b)

**Description of Premises**

A certain parcel of land situated in the Town of West Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the corner of the southerly right-of-way line of Park Road and the easterly right-of-way line of Ringgold Street, said point also being 14.94 feet northwesterly and 14.94 feet northeasterly of a concrete monument;

Thence S74°08'16"E along the southerly right-of-way line of Park Road a distance of 916.56 feet to a point;

Thence S02°18'36"W along the westerly right-of-way line of Prospect Avenue, a distance of 797.23 feet to a point;

Thence S89°26'23"W along the northerly property line of N/F Prospect Plaza Improvements LLC, a distance of 187.69 feet to a point;

Thence N88°46'07"W along the northerly property line of N/F Prospect Plaza Improvements LLC, a distance of 152.42 feet to an iron rod;

Thence N88°46'08"W along the northerly property line of N/F Town of West Hartford, a distance of 198.06 feet to a point;

Thence N86°47'52"W along the northerly property line of N/F Town of West Hartford, a distance of 331.00 feet to an iron rod;

Thence N88°39'21"W along the northerly property line of N/F Town of West Hartford, a distance of 168.96 feet to a point;

Thence N08°01'46"E along the easterly right-of-way line of Ringgold Street, a distance of 50.34 feet to a point;

Thence S88°39'21"E along the property line of N/F Sisters of St. Joseph Corp., a distance of 105.07 feet to a point;

Thence N51°59'37"E along the property line of N/F Sisters of St. Joseph Corp., a distance of 112.84 feet to a point;

Thence N22°47'19"E along the property line of N/F Sisters of St. Joseph Corp., a distance of 200.29 feet to a point;

Thence N73°34'38"W along the property line of N/F Sisters of St. Joseph Corp., a distance of 236.24 feet to a point on the easterly right-of-way line of Ringgold Street;

Thence N08°01'46"E along the easterly right-of-way line of Ringgold Street, a distance of 354.15 feet to a point;

Thence N16°05'31"E along the easterly right-of-way line of Ringgold Street, a distance of 312.20 feet to the point and place of beginning;

Boundary & Topographic plan prepared for: Sisters of St. Joseph Corp. Convent of Mary Immaculate 27 Park Road West Hartford, CT Date: 07/11/12 Revised 7-22-15 Sheet VI-01 and V1-02 Scale: 1" = 40' prepared by Design Professionals, Inc.

Area of SDD Designation = 850,389 s.f., 19.52 acres.

(c)

**An Ordinance Amending an Ordinance Establishing  
Zoning Regulations of the Town of West Hartford**

BE IT ORDAINED BY THE TOWN COUNCIL OF WEST HARTFORD:

That the boundaries and districts shown on the Building Zone Map entitled "Revised Zoning Map, Town of West Hartford, Connecticut," which map is on file in the Town Clerk's Office of the Town of West Hartford, is hereby amended as follows:

Special Development District #145 located at 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut ("Premises") is hereby amended in accordance with a set of Plans entitled: "ONE PARK ROAD, 27 Park Road & 14 Ringgold Street, West Hartford, Connecticut Wetlands and SSD [sic] Application (Wetland Submission Date: 10/26/2018) (SDD #145-R1-18 Amendment Submission Date: 11/2/2018) Owner Sister of Saint Joseph Corporation , 650 Willard Avenue, Newington, CT 06111, Applicant LEX-LAZ West Hartford, LLC C/O Lexington Partners, LLC 30 Lewis Street, 4<sup>th</sup> floor, Hartford, CT 06103" with a date of 10/26/2018 and revision date of 11/02/2018 and consisting of thirty four (34) sheets including the cover sheet, to allow construction of 294 apartment units and 36 residential units (a total of 330 multifamily units) with attendant parking, landscaping, lighting, amenity spaces and signage, all as set forth in the plans filed with this Application as they may be amended and approved by the West Hartford Town Council and filed on the West Hartford Land Records, all as effects the land within SDD #145 described below:

A certain parcel of land situated in the Town of West Hartford, County of Hartford and State of Connecticut being more particularly bounded and described as follows:

Beginning at a point on the corner of the southerly right-of-way line of Park Road and the easterly right-of-way line of Ringgold Street, said point also being 14.94 feet northwesterly and 14.94 feet northeasterly of a concrete monument;

Thence S74°08'16"E along the southerly right-of-way line of Park Road a distance of 916.56 feet to a point;

Thence S02°18'36"W along the westerly right-of-way line of Prospect Avenue, a distance of 797.23 feet to a point;

Thence S89°26'23"W along the northerly property line of N/F Prospect Plaza Improvements LLC, a distance of 187.69 feet to a point;

Thence N88°46'07"W along the northerly property line of N/F Prospect Plaza Improvements LLC, a distance of 152.42 feet to an iron rod;

Thence N88°46'08"W along the northerly property line of N/F Town of West Hartford, a distance of 198.06 feet to a point;

Thence N86°47'52"W along the northerly property line of N/F Town of West Hartford, a distance of 331.00 feet to an iron rod;

Thence N88°39'21"W along the northerly property line of N/F Town of West Hartford, a distance of 168.96 feet to a point;

Thence N08°01'46"E along the easterly right-of-way line of Ringgold Street, a distance of 50.34 feet to a point;

Thence S88°39'21"E along the property line of N/F Sisters of St. Joseph Corp., a distance of 105.07 feet to a point;

Thence N51°59'37"E along the property line of N/F Sisters of St. Joseph Corp., a distance of 112.84 feet to a point;

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Thence N08°01'46"E along the easterly right-of-way line of Ringgold Street, a distance of 354.15 feet to a point;

Thence N16°05'31"E along the easterly right-of-way line of Ringgold Street, a distance of 312.20 feet to the point and place of beginning;

Boundary & Topographic plan prepared for: Sisters of St. Joseph Corp. Convent of Mary Immaculate 27 Park Road West Hartford, CT Date: 07/11/12 Revised 7-22-15 Sheet VI-01 and V1-02 Scale: 1" = 40' prepared by Design Professionals, Inc.

Area of SDD Designation = 850,389 s.f., 19.52 acres.

(d)

**Affidavit of Interest**

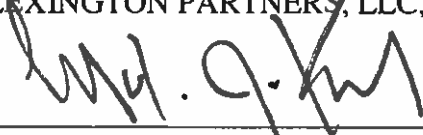
The undersigned being duly sworn hereby deposes and says that to the best of its ability:

The names and addresses of any persons, firms, or corporations having a direct or indirect interest in a personal or financial sense in the request by LEX-LAZ WEST HARTFORD, LLC to amend Special Development District #145 for property at 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut, to allow for the construction of a new building and the renovation of portions of the existing structure and chapel into 294 residential apartment units and related amenity areas (the "Project"), all as set forth in the documents and plans filed with this application, are as follows:

1. LEX-LAZ WEST HARTFORD, LLC, applicant and contract purchaser of 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut 06119, with a business and mailing address of 30 Lewis Street, 4<sup>th</sup> Floor, Hartford, CT 06103. LEXINGTON PARTNERS, LLC is the Manager of LEX-LAZ WEST HARTFORD, LLC. LEXINGTON PARTNERS, LLC, has a business and mailing address of 30 Lewis Street, 4<sup>th</sup> Floor, Hartford, CT 06103. Martin J. Kenny is the Manager of LEXINGTON PARTNERS, LLC.
2. LEXINGTON PARTNERS, LLC, developer of the Project, with a business and mailing address of 30 Lewis Street, 4<sup>th</sup> Floor, Hartford, CT 06103.
3. The Sisters of Saint Joseph Corporation, property owner of 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut 06119, with a mailing address of 650 Willard Avenue, Newington, CT 06111.

**LEX-LAZ WEST HARTFORD, LLC**

By LEXINGTON PARTNERS, LLC, its Manager



By: Martin J. Kenny, its Manager, duly authorized

Subscribed and sworn before me this 31 day  
of October 2018.



**PATRICK C. KENNY**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES OCT. 31, 2021

Commissioner of the Superior Court

Notary Public

My Commission Expires:



(e)

**DESCRIPTION OF PROPOSED USES**

This Application seeks to amend Special Development District #145 located at 27 Park Road and 14 Ringgold Street, West Hartford, Connecticut ("SDD #145") to redevelop the SDD site to allow for the construction of a new building and the renovation of portions of the existing structures to accommodate 294 apartments and 36 residential units for the Sisters of Saint Joseph, a total of 330 multifamily units, with attendant parking, landscaping, lighting, amenity spaces and signage, all as set forth in the documents and plans filed with this Application.

A total of 477 parking spaces are proposed, of which 70 spaces will be enclosed within the ground floor level garage of the proposed new building. Resident amenities to be provided include a swimming pool, pool house, pet recreation area, dog wash station, golf simulator, fitness center, bike storage, and contemplation garden.

No unusual noise, vibration radiation, odor or dust, smoke, gas fumes, or other atmospheric pollution is expected to be produced from the premises with the addition of 294 units to the existing convent site. As 16 fewer residential units are proposed than were previously allowed pursuant to the approved SDD #145 plans recorded as Map File #9956 – 10047 for Arcadia Crossing, the proposed intensity of use will be no greater than what was deemed appropriate with the adoption of SDD #145.



Technical Excellence  
Practical Experience  
Client Responsiveness

25 October 2018

Sent via Email: [steveh@westhartford.org](mailto:steveh@westhartford.org)

Mr. Steve Huleatt  
Director of Health  
West Hartford-Bloomfield Health District  
693-C Bloomfield Avenue  
Bloomfield, CT 06002

**RE: One Park Domestic Water & Sewer Demands  
Proposed Redevelopment  
27 Park Road - West Hartford, CT  
Langan Project No.: 140184201**

Dear Mr. Huleatt:

On behalf of our client Langan CT, Inc (Langan) is currently in the process of preparing final review drawings for the above referenced project and will be submitting an application to the Town of West Hartford for municipal approvals. As a requirement of the town approval process, we are requesting a sign-off letter from the West Hartford-Bloomfield Health District.

The anticipated domestic water use and sewer demand for the proposed development is approximately 31,990 gallons per day.

All wastewater is to be collected and treated by the municipal sanitary sewer system. Draft copies of the Utility Plan, as well as a copy of the USGS map showing the property location have been included for your reference.

Anything your office can do to expedite the requested sign-off would be greatly appreciated. If you have any questions or require additional information, please don't hesitate to contact me at either 203.562.5771 or [nkirschner@langan.com](mailto:nkirschner@langan.com).

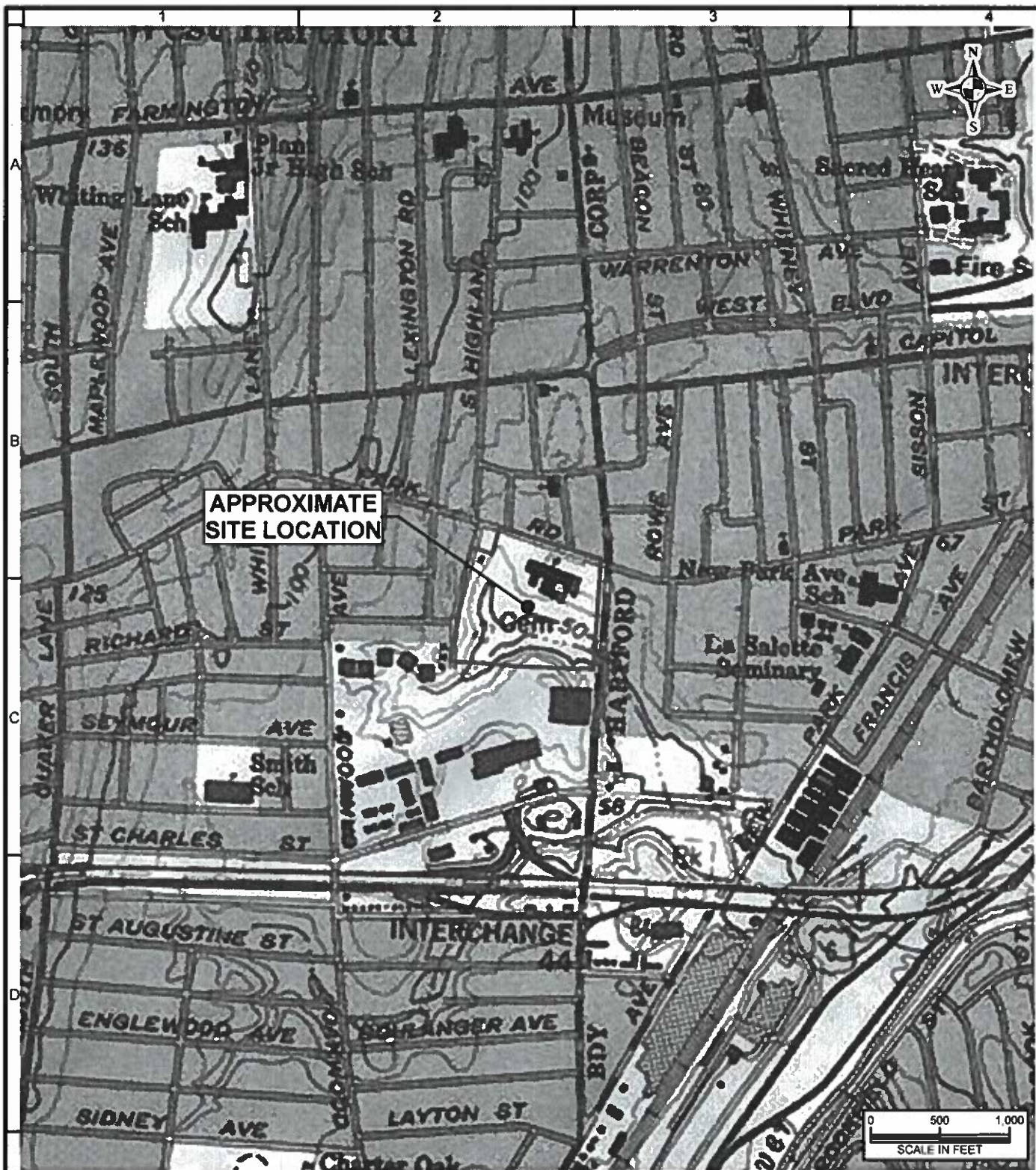
Sincerely,  
**Langan CT, Inc.**

Nathan L. Kirschner, CPESC  
Senior Project Manager

Enclosures

cc: Todd Dumais – West Hartford Town Planner  
Robin Pearson - Alter & Pearson, LLC

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**LANGAN**  
 Long Wharf Maritime Center, 555 Long Wharf Drive  
 New Haven, CT 06511  
 T: 203.562.5771 F: 203.789.6142 www.langan.com  
 Langan Engineering & Environmental Services, Inc.  
 Langan Engineering, Environmental, Surveying, Landscape  
 Architecture and Geology, D.P.C.  
 Langan International  
 Collectively known as Langan  
 NJ CERTIFICATE OF AUTHORIZATION No. 24GAZ7996400

Project

**ONE PARK**

WEST HARTFORD

CONNECTICUT

**USGS LOCATION  
MAP**

Spatial Reference: NAD 1983 StatePlane Massachusetts  
Island FIPS 2002 Feet

Project No.  
140184201

Date  
8/15/2018

Scale  
1:1,000

Drawn By  
Site Analyzer

Submission Date  
08/15/2018

Figure

1

Sheet 1 of 2

LEXINGTON  
PARTNERS,  
LLC.

ONE PARK ROAD  
27 PARK ROAD  
WEST HARTFORD, CT

CONSULTANTS

**LANGAN**  
165 Long Street, Suite 200, West Hartford, CT 06111  
1.203.561.9771 • 203.788.6142 • www.langan.com

**FOR PERMITTING ONLY  
NOT FOR CONSTRUCTION**

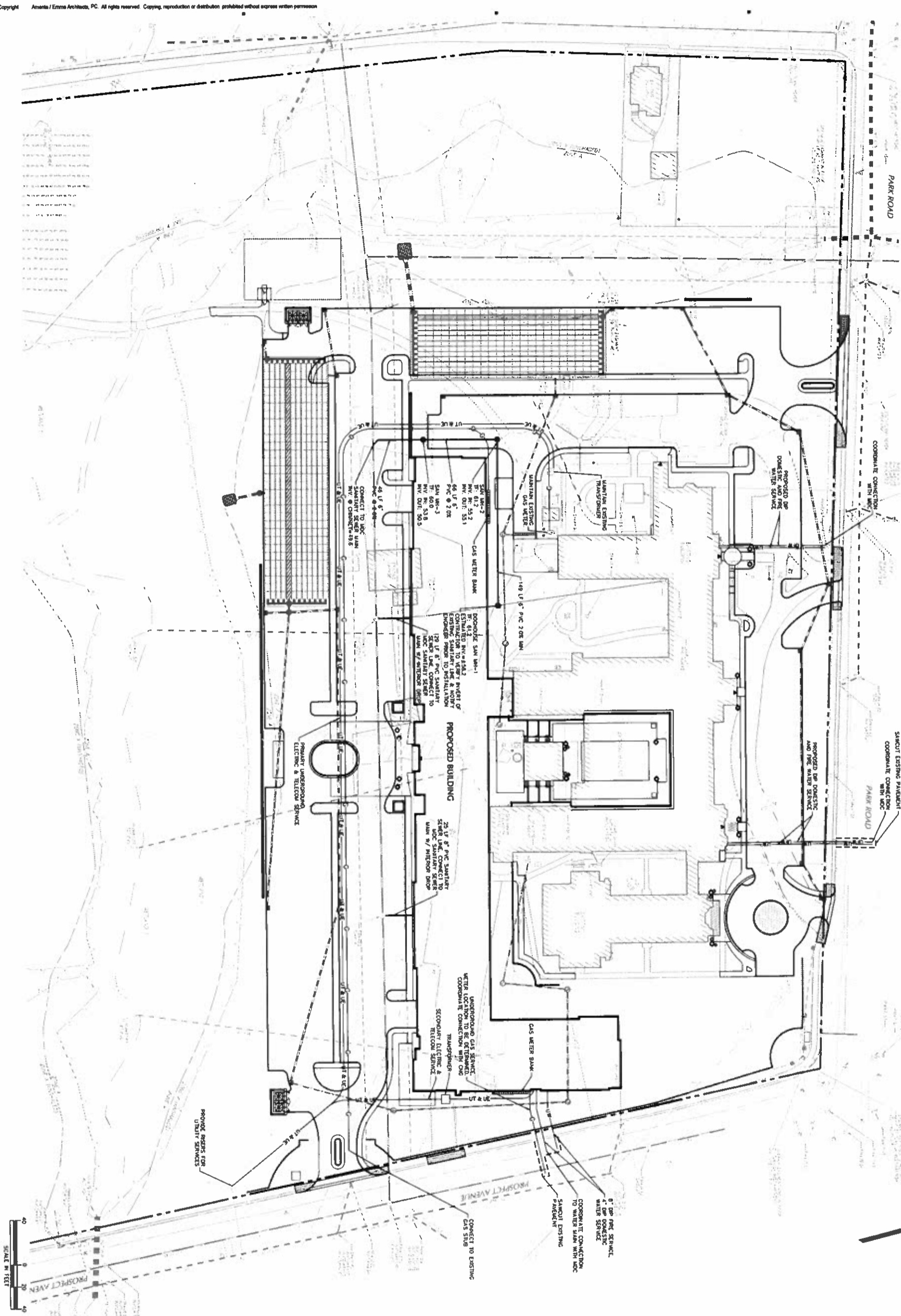
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PROJECT NUMBER	10026	
CURRENT SUBMISSION DATE	10/21/2018	
DRAWN	BP	
CHECKED		
SCALE	N/A	
FILE DESCRIPTION	Final Utility Plan	
REVISIONS		
Drawing: Utility Application No. 026, 201810210182018 Project Date: 10/22/2018 Time: 9:11 AM User: Steve Pata Engineer: Bob Taylor, C.E.T.		
REVISIONS AND SUBMISSIONS		
No.	Date	Description
1	10/22/2018	Utility Application Submission

WETLANDS APPLICATION  
SUBMISSION

SHEET TITLE

UTILITY PLAN

CU101



WHBHD



October 14, 2015

Peter R. DeMallie  
P.O. Box 1167  
21 Jeffrey Drive  
South Windsor, CT 06074

**Re: Sewage Disposal Adequacy  
Arcadia Crossing, One Park Road, West Hartford, CT  
DPI Project Number 3162**


Dear Mr. DeMallie,

The sanitary sewer line that services the above-referenced property appears adequate under normal conditions to accept the peak flow expected to result from the proposed use of this property described in your October 13, 2015 correspondence to this office.

It is our understanding the applicants propose to redevelop the existing buildings and to construct new building additions to house 310 apartment units and 36 residential living units, total number of units, 346. The proposed project will also involve attendant parking which will include garage structures, utility systems, landscaping, lighting and signage.

Contingent upon an acceptable sewer discharge plan by the MDC and an acceptable storm water discharge plan by the Town Engineer, please consider this letter as our statement of adequacy under Section 177-44. C. (1) (e) of the Code of the Town of West Hartford.

Sincerely,

  
Aimee Eberly, R.S., M.P.H.  
Assistant Director of Health

Cc: Todd Dumais

West Hartford-Bloomfield Health District  
580 Cottage Grove Road, Suite 100, Bloomfield, CT 06002  
(860) 561-7900 • Fax: (860) 561-7918



Technical Excellence  
Practical Experience  
Client Responsiveness

24 October 2018

Sent via email: [utilityservices@themdc.com](mailto:utilityservices@themdc.com)

Jennifer Ottalagana  
Manager of Development Services  
The Metropolitan District Commission  
60 Murphy Road  
Hartford, CT 06114

**RE: One Park Domestic Water & Sewer Demands  
Proposed Redevelopment  
27 Park Road - West Hartford, CT  
Langan Project No.: 140184201**

Dear Ms. Jennifer Ottalagana:

On behalf of our client Langan CT, Inc (Langan) is currently in the process of preparing final review drawings for the above referenced project and will be submitting an application to the Town of West Hartford for municipal approvals. As a requirement of the town approval process, we are requesting a sign-off letter from the The Metropolitan District Commission.

The anticipated domestic water use and sewer demand for the proposed development is approximately 31,990 gallons per day.

All wastewater is to be collected and treated by the municipal sanitary sewer system. Draft copies of the Utility Plan, as well as a copy of the USGS map showing the property location have been included for your reference.

Anything your office can do to expedite the requested sign-off would be greatly appreciated. If you have any questions or require additional information, please don't hesitate to contact me at either 203.562.5771 or [nkirschner@langan.com](mailto:nkirschner@langan.com).

Sincerely,  
**Langan CT, Inc.**

Nathan L. Kirschner  
Senior Project Manager

Enclosures

cc: Todd Dumais – West Hartford Town Planner  
Robin Pearson - Alter & Pearson, LLC

\\langan.com\data\NH\data\2140184201\Project Data\Correspondence\Letters\WDC\Metropolitan District.docx







**The Metropolitan District**

water supply • environmental services • geographic information

October 13, 2015

Andrew J. Krar, P.E.  
Design Professionals, Inc.  
21 Jeffrey Drive  
South Windsor, CT 06074

Re: Water & Sewer Availability for Property Located at the Southwest Corner of  
Park Road and Prospect Avenue, Arcadia Crossing Development, West Hartford

Dear Mr. Krar:

In response to your request, we are confirming the availability of public water and sewer mains located in Park Road and Prospect Street, as well as private lands, which may be used to service the above referenced property. There exists an 8-inch water main in Prospect Avenue, a 30-inch water main in Park Road, and a 12-inch sanitary sewer on private lands within the identified parcel. We are currently processing your request for a capacity analysis based on the information submitted to us on Friday, October 9, 2015.

Permits will be issued after the plans are submitted and approved by the District. There will also be water and sewer connection charges due for the proposed property that must be satisfied prior to the connections being made. The District will notify the owner of these charges upon submission of a certified plot plan or deed to our Customer Service Center, located at 60 Murphy Road in Hartford.

If you have any additional questions, please feel free to contact me at 860-278-7850 ext. 3445.

**THE METROPOLITAN DISTRICT**

Very Truly Yours,


Michael T. Curley, P.E.  
Manager of Technical Services

p.c. Jennifer Ottalagana, MDC  
James Eschert, MDC  
Utility Services

(h)

## MEMORANDUM

**TO:** Mr. Martin J. Kenny  
LEX-LAZ West Hartford, LLC

**FROM:** Mark G. Vertucci, PE, PTOE 

**DATE:** November 2, 2018

**RE:** Traffic Impact Statement  
One Park Road Residential Development  
Park Road and Prospect Avenue, West Hartford, CT

---

LEX-LAZ West Hartford, LLC proposes to construct 294 apartment units in West Hartford, Connecticut on a site located on the southwest corner of the intersection of Park Road and Prospect Avenue. The proposed site location is shown on the attached Site Location Map, *Figure No. 1*. A total of 477 new parking spaces will be provided on site and the development is intended to be constructed in 2019.

Fuss & O'Neill has been retained to review a Traffic Impact Study that was previously conducted for this site in 2015 by Bubaris Traffic Associates for the approved 310 unit Arcadia Crossing (Arcadia) residential development, determine its applicability to the proposed development, and summarize the net decrease in trip generation expected from the One Park Road development in comparison to the previously approved Arcadia project. This memorandum documents the findings of our review. It is being submitted to the Town of West Hartford in support of the One Park Road project's land use applications as well as the Office of the State Traffic Administration (OSTA) in support of an Administrative Decision Review.

The 2015 study found that the Arcadia development would not adversely impact traffic operations on the adjacent roadway network, and that no off-site improvements would be required to mitigate the traffic impact. Based on these findings, both the Town of West Hartford and OSTA approved the Arcadia development. However, it was never constructed.

### Existing Site Conditions

The site is located on the southwest corner of the intersection of Park Road and Prospect Avenue and consists of approximately 20 acres within the underlying Residential District of West Hartford. The property currently houses the Sisters of Saint Joseph residential facility comprising approximately 128,700 square feet (36 units) of living space as well as approximately an 8,800 square foot chapel on the west side of the convent. The site is accessible via two paved driveways on Park Road and one on Prospect Avenue with connected surface parking lots provided along the north, west, and south of the existing building. The driveways on Park Road operate as a one-way pair with the western driveway serving as an entrance and the eastern driveway serving as an exit.

Mr. Martin J. Kenny  
November 2, 2018  
Page 2 of 4

### **Proposed Site Conditions**

LEX-LAZ West Hartford, LLC proposes to redevelop the existing residential and church buildings and construct an addition to the south and east of the existing development. The site modifications will accommodate a total of 330 residential units (294 new apartments units in addition to the existing 36 Sisters of Saint Joseph's housing units) and a new recreation facility within the existing church. A total of 477 parking spaces is proposed to support this development. Site access will be provided via one site driveway on Prospect Avenue as well as three on Park Road. The site driveway on Prospect Avenue and the western driveway on Park Road will be reconstructed with center planted medians and provide full access to the site. The existing center and eastern driveways on Park Road will be modified to also provide full access and egress to the site, however the eastern driveway is proposed to be gated.

### **Trip Generation**

The expected site generated traffic for the proposed One Park Road development was calculated using existing empirical data from the Institute of Transportation Engineers (ITE) publication *Trip Generation*, 10th edition, 2017. This publication is an industry-accepted resource for determining trip generation. Trip generation for the morning and afternoon peak hour was calculated using the ITE land use code 220 "Multifamily Housing (Low-Rise)". The ITE manual indicates that the development consisting of 330 apartment units is expected to generate a total of 152 vehicle trips (35 entering, 117 exiting) during the morning peak hour, and a total of 185 vehicle trips (117 entering, 68 exiting) during the afternoon peak hour.

The site was approved in 2015 by the Town of West Hartford and the Connecticut Department of Transportation (CTDOT) Office of the State Traffic Administration (OSTA) for a total of 346 residential units including 310 new apartments units in addition to the existing 36 Sisters of Saint Joseph's housing units. That development was never constructed. Given that the traffic analysis for these 346 units has already been completed and the units were determined to have no significant impact on the adjacent road network, the trips generated by the proposed 330 apartment units were only reviewed to determine the net decrease in trips in comparison to what the 346 units would have generated.

It should be noted that current background traffic conditions on the adjacent roadway network are similar to those that were occurring in 2015. Since 2015, the Patrissi's nursery on Ringgold Street has closed and a new multifamily 24 unit development has been approved and is under construction. The traffic generated by the new Ringgold Street development will result in only 12 weekday morning peak hour trips and 17 weekday afternoon peak hour trips when using the trip generation rate per Land Use Code 220 (Multifamily Housing (Low-rise)) as published in the Institute of Transportation Engineers *Trip Generation*, 10<sup>th</sup> Edition, 2017 manual. These trips are largely offset by the loss of trips from the closure of Patrissi's and would result in a negligible increase in traffic along Park Road and Prospect Avenue adjacent to the One Park Road development site.

Mr. Martin J. Kenny  
November 2, 2018  
Page 3 of 4

After accounting for the previously approved Arcadia apartment units, the proposed One Park Road development is expected to result in a net reduction in trip generation by 23 trips (0 entering, 23 exiting) during the morning peak hour, and 39 trips (26 entering, 13 exiting) during the afternoon peak hour. A summary of the peak hour trip generation for the proposed development is provided in Table 1 below.

**Table 1**

<b>Morning Peak Hour</b>	<b>Total Trips</b>	<b>Trips Entering</b>	<b>Trips Exiting</b>
<b>220 – Multifamily Housing (Low-Rise) – 330 units</b>	152	35	117
<b>221 – Apartments – 346 units</b>	(-175)	(-35)	(-140)
<b>Total New Trips</b>	<b>(-23)</b>	<b>(-0)</b>	<b>(-23)</b>
<b>Afternoon Peak Hour</b>			
<b>220 – Multifamily Housing (Low-Rise) – 330 units</b>	185	117	68
<b>221 – Apartments – 346 units</b>	(-224)	(-143)	(-81)
<b>Total New Trips</b>	<b>(-39)</b>	<b>(-26)</b>	<b>(-13)</b>

Note: Trip generation for the One Park Road development based on Rate per Land Use Code 220 (Multifamily Housing (Low-rise)) as published in the latest ITE *Trip Generation*, 10<sup>th</sup> Edition, 2017 manual. Trip generation for the Arcadia development based on the previous Town and OSTA approved Rate per Land Use Code 221 (Apartments) as published in *Trip Generation*, 9<sup>th</sup> Edition, 2012, which was the industry standard in 2015.

### **Conclusion**

The findings of the 2015 traffic study for the approved 346 unit Arcadia residential development on the One Park Road site were that the development would not adversely impact traffic operations on the adjacent roadway network, and that no off-site improvements would be required to mitigate the traffic impact. Based on these findings, both the Town of West Hartford and OSTA approved the Arcadia development.

The purpose of preparing this Traffic Impact Memorandum was to identify the impact of the expected traffic generated by the proposed 330 unit One Park Road development compared to the 346 unit Arcadia development approved in 2015 but never constructed. Our study indicates that when compared to the approved Arcadia development, the proposed One Park Road development will generate 23 fewer vehicle trips (0 entering, 23 exiting) during the morning peak hour, and 39 fewer vehicle trips (26 entering, 13 exiting) during the afternoon peak hour.

Site access will be provided via one site driveway on Prospect Avenue and three on Park Road, all of which are in similar locations to the currently existing access driveways. Accordingly, the driveways will

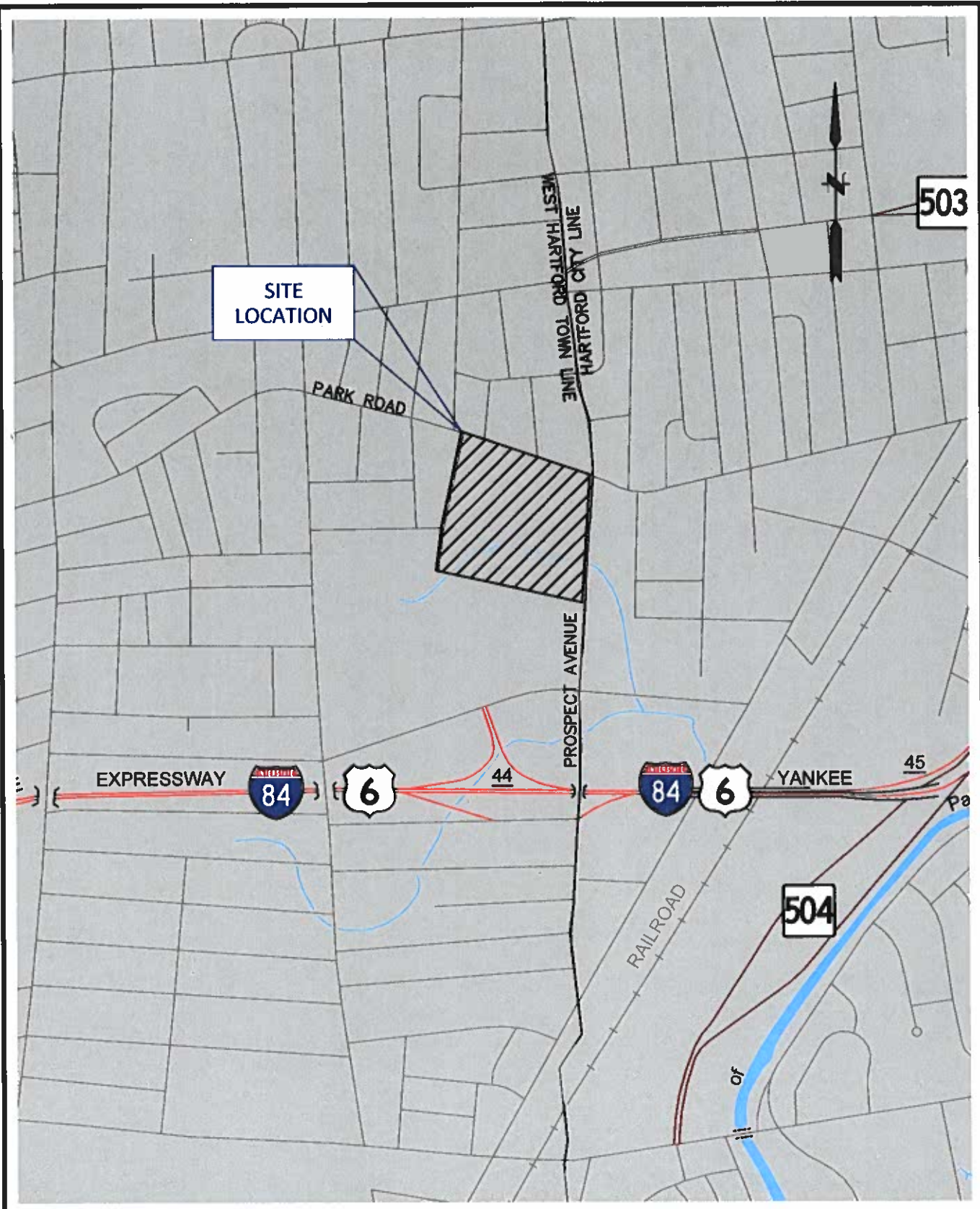


Mr. Martin J. Kenny  
November 2, 2018  
Page 4 of 4

continue to maintain required intersection sight distance to provide safe access to and egress from the site.

Based on the results of the foregoing analysis, it is the professional opinion of Fuss & O'Neill, Inc. that the impact of the proposed One Park Road development will be less than that which was approved for the Arcadia development in 2015. The proposed development traffic can be safely and efficiently accommodated on the adjacent roadway network and will require no off-site roadway mitigation.

File Path: J:\DWG\2018\539\A10\CH\Plan20180539 A10\_LOC01.dwg Layout: LOC Plotted: Tue, October 23, 2018 - 8:14 AM User: gdpasquale  
 Plotter: DWG TO PDF.PC3 CTB File: FO.STB  
 MS VIEW: LAYER STATE:



SCALE	
HORIZ.	1" = 1000'
VERT.	
DATUM:	
HORIZ.	
VERT.	
0 500 1000	
GRAPHIC SCALE	



**FUSS & O'NEILL**

146 HARTFORD ROAD  
 MANCHESTER, CONNECTICUT 06040  
 860.646.2469  
[www.fandn.com](http://www.fandn.com)

LEX-LAZ WEST HARTFORD, LLC

SISTERS OF SAINT JOSEPH  
 ONE PARK ROAD

WEST HARTFORD

CONNECTICUT

PROJ No. 20180539.A10  
 DATE: OCTOBER 2018

**FIGURE 1**